



The Green, Marsh Baldon, OX44

Guide Price £795,000

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The Green, Marsh Baldon, OX44

A rare opportunity to purchase a detached four-bedroom home that has been cherished by the same family for over fifty years. Having been thoughtfully extended and reconfigured over time, the property now offers generous accommodation with exciting potential for modernisation, presenting a wonderful chance to create a truly exceptional family home in this highly sought-after village. The current layout includes an entrance hall, three reception rooms, a cloakroom, and a kitchen/breakfast room on the ground floor. Upstairs, the spacious principal bedroom features an ensuite bathroom and a balcony overlooking the mature rear garden, complemented by three further bedrooms and a family bathroom. Outside, the property benefits from driveway parking, a single garage, a small summerhouse, and a beautifully established rear garden with an array of mature fruit trees.

Situation

Marsh Baldon is a highly sought-after and picturesque South Oxfordshire village located about c.5 miles southeast of Oxford, set around an attractive 24-acre village green that forms the heart of a friendly rural community. The village features a range of period homes, scenic countryside walks, and a welcoming atmosphere, supported by amenities including the highly regarded Church of England primary school, the popular community-owned pub The Seven Stars, and St Peter's Church. There is also a village hall, an active cricket club, and numerous community groups and events that bring residents together throughout the year. For leisure and dining, The Seven Stars and nearby villages such as Toot Baldon offer charming local options, while Oxford's extensive shopping, cultural, and dining facilities are within easy reach. The village benefits from excellent transport connections, with the A4074 providing swift access to the M40 and M4 motorways, Oxford city centre around a 20-minute drive away, and Didcot Parkway railway station approximately eight miles distant, offering regular services to London Paddington in about 40 minutes. Combining rural tranquility with accessibility, Marsh Baldon is ideal for families, professionals, and those seeking village life within easy reach of Oxford and London.





Local Authority

South Oxfordshire District Council

Abbey House, Abbey Close,

Abingdon OX14 3JE

01235 422422

Council tax

Band E amounting to £2,966.33 for the year 2025/26

Tenure & Possession

Freehold and offered with vacant possession.

Viewing arrangements

Strictly by appointment with Fortnums Estates.

Services

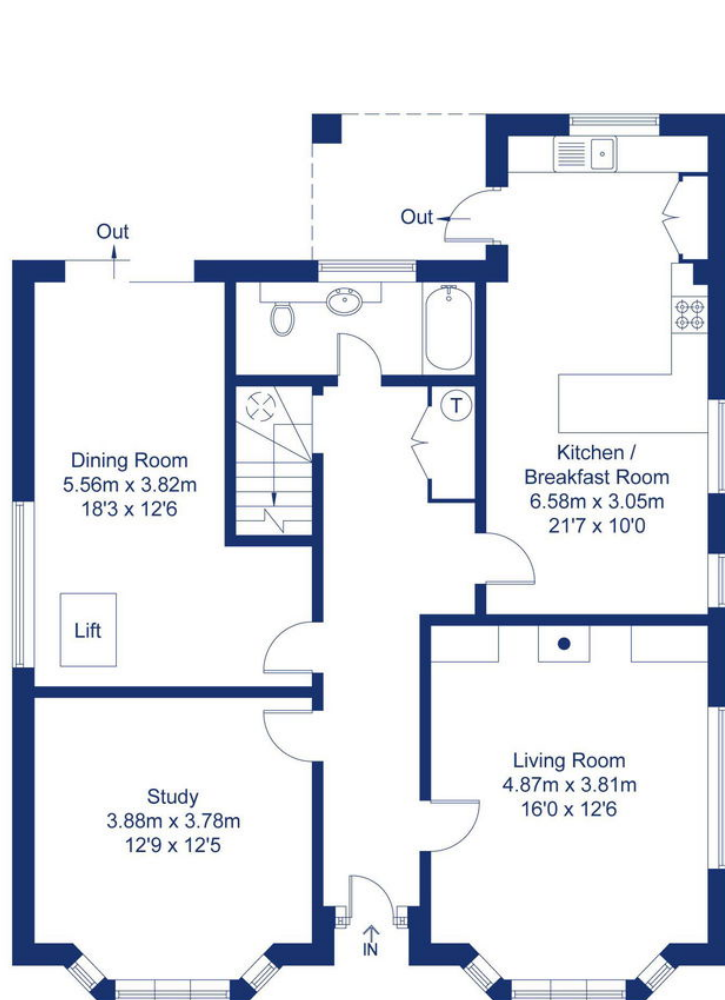
All mains services are connected with the exception of gas.



Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.





Ground Floor

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First Floor



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Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The measurements supplied for the floorplan are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.